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Dear Angela



**STATEMENT OF HERITAGE IMPACT
CONCEPT PLAN SUBMISSION (SSD-10457)
LOT 3 EASTERN CREEK QUARTER
PROPOSED RETAIL OUTLET DEVELOPMENT
ROOTY HILL ROAD SOUTH, EASTERN CREEK**

This Statement of Heritage Impact (SoHI), for built heritage, has been prepared for Fraser's Property Australia to support a State Significant Development Application (SSDA) submitted to the Department of Planning, Industry and Environment (DPIE), relating to Lot 3 of the Eastern Creek Quarter (ECQ) site at Rooty Hill Road South, Eastern Creek. The application seeks Concept Plan approval for the staged construction of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages.

This report addresses the following item of the Secretary's Environmental Assessment Requirements (SEARs):

10. Heritage and archaeology

- *A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance and the listed values of the site, and adjacent areas and is to identify the following:*
 - o all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance*
 - o compliance with the relevant Conservation Management Plan*
 - o the impacts of the proposal on heritage item(s) including visual impacts, significant site lines and viewsheds from and to the sites, including analysis of appropriate height limitations to protect view corridors to the Blue Mountains from the surrounding SHR sites, which have values linked to their significant views;*
 - o the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items.*

Note this report only addresses built heritage and not archaeology or landscape.

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THE SITE

The 34 hectare (ha) Eastern Creek Quarter site is situated to the north of the Great Western Highway between Rooty Hill Road South and the M7 Motorway. Church Street marks the site's northern boundary. The site forms part of the Western Sydney Parklands and is located within the Blacktown Local Government Area. It is located approximately 1.5km south east of Rooty Hill Station.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. It is located in the northern part of the site and has an area of approximately 7.29ha (refer to *Figure 1* below).



Figure 1

Site Location. Note the existing development to the south of the subject site
Source: maps.au.nearmap.com

HERITAGE MANAGEMENT FRAMEWORK

The subject property is **not** listed as an item of heritage significance in any statutory instrument.

However, it is located in the vicinity of the following items listed in Schedule 1 of the *State Environmental Planning Policy (SEPP) (Western Sydney Parklands) 2009*, and Schedule 5 of the *Blacktown LEP 2015* as items of State and local heritage significance, the closest being (Figures 2 & 3):

SEPP (Western Sydney Parklands) 2009

Item No. 2 - *The Rooty Hill*, Eastern Road, Rooty Hill

Item No. 3 - *Pioneer Memorial Church*, 121 Rooty Hill Road South, Rooty Hill.

Blacktown LEP 2015

Item I104 - House - *Belvedere*, 116 Rooty Hill Road South, Rooty Hill

Item A118 - *Bungarribee Homestead Complex*, Steeltrap Drive, Bungarribee

Item A119 - *View Park*, Steeltrap Drive, Bungarribee

Item A123 - *Archaeological site—Ruins of the Government Depot*, Dunsmore Street, Rooty Hill.

As such, the property is subject to the heritage provisions of the *SEPP (Western Sydney Parklands) 2009* and the *Blacktown LEP 2015* under the *Environmental Planning and Assessment Act 1979*. The NSW Government Department of Planning, Industry & Environment must take into consideration the potential impact of any proposed development on the heritage significance of the listed items in the vicinity of the subject site.

Correspondence from Heritage NSW in relation to the SEARs for SSD-10457 notes:

The proposed SSD site is in the vicinity of State Heritage Register Archaeological items, The Rooty Hill (SHR no. 01756), Government Depot Site (former) (SHR no. 00345), and Bungarribee Homestead Complex - Archaeological Site (SHR no. 01428).

While it may be argued by the Proponent that visual impacts are unlikely to an archaeological site, Heritage NSW notes that the context of an archaeological site directly contributes to its understanding in the landscape.

As such, it is necessary to assess the potential impact of the proposed development on the existing and historical views to and from the archaeological sites in the vicinity, as well as physical extant items. Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, and local topography, and have no direct visual connection to the site.

NSW Heritage Act 1977

The *NSW Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The Act established the Heritage Council of NSW, and the State Heritage Register.

As the subject site is not included on the State Heritage Register there are no heritage approvals required under the *NSW Heritage Act 1977* other than those that may be applicable to archaeology. These are considered in the Historical Archaeological Assessment by Extent Heritage Advisors.

The subject site does not have an applicable Conservation Management Plan relating to built heritage.

DESCRIPTION & ESTABLISHED HERITAGE SIGNIFICANCE OF THE SITES IN THE VICINITY

Rooty Hill Road South forms the west boundary, the north boundary aligns with Church Street, the south boundary with Beggs Road, and the two eastern boundaries face the M7 freeway. The site is currently largely vacant. The completed first stage, a Neighbourhood Retail Centre with adjacent carpark, is located across Beggs Road to the south.

The heritage listed properties identified above are located relative to the subject site as:

- *The Rooty Hill* is across Church Street to the north.
- *Pioneer Memorial Church* is to the north on Rooty Hill Road South facing west, and approximately 100 metres from the subject site.
- *Belvedere* house across Rooty Hill Road opposite the above Church.
- *Bungarribee Homestead Complex* to the west on the other side of the M7 freeway, approximately 1000 metres from the site
- *Bungarribee View Corridor* similar location to the Homestead above
- *Government Depot Site (former)* located on the north side of *The Rooty Hill*.

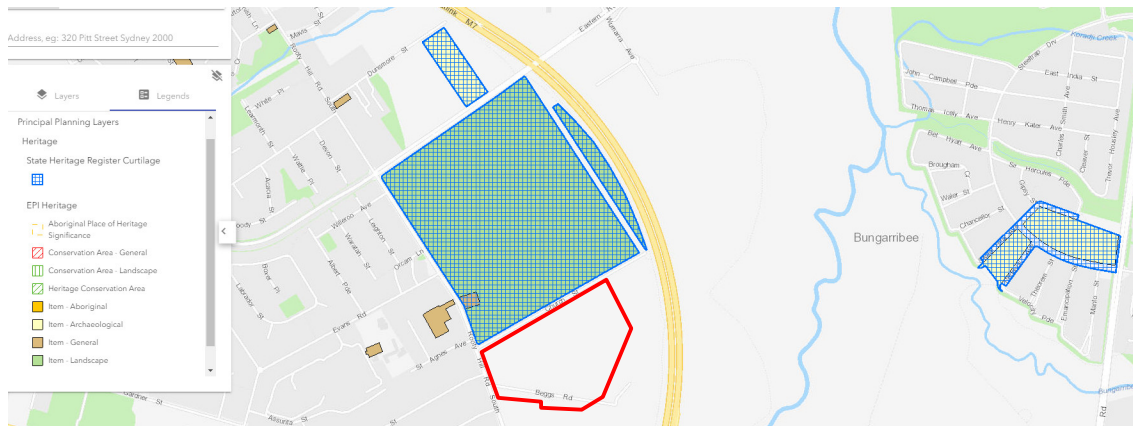


Figure 2

Planning Portal diagram indicating the heritage listed items in the vicinity of the subject site, outlined in red. The SHR items are cross-hatched green, and the LEP listed items are shaded brown. Refer to Figure 3 below
 Source: planningportal.nsw.gov.au/spatialviewer

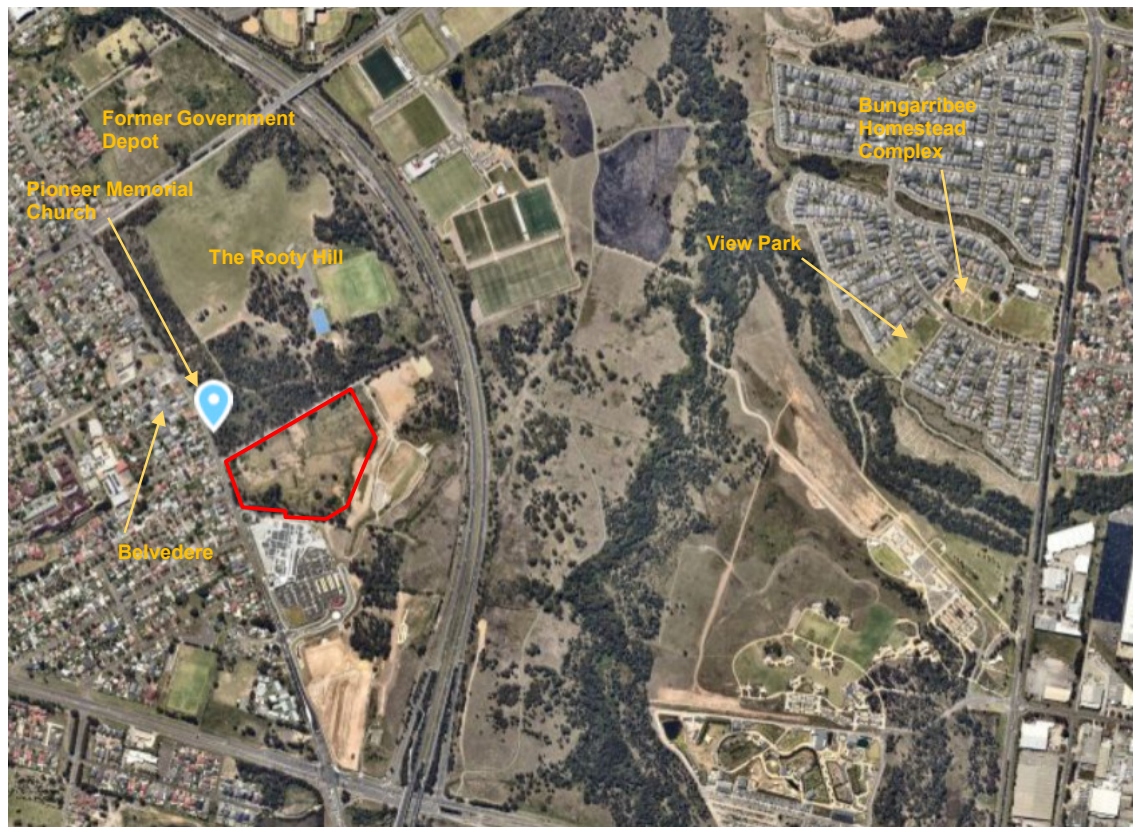


Figure 3

Aerial photograph showing the subject site, outlined in red, and the listed heritage items in the vicinity, as referred to in Figure 2
 Source: maps.au.nearmap.com

In summary, the heritage items are located to the north of the site, or to the far east side of the M7 freeway. Considering the location of the heritage items, relative to the subject site and the topography, the visually sensitive area is therefore situated to the north of the site, predominately from *The Rooty Hill* direction.

The NSW Heritage Inventory contains the following *Statements of Significance* for the items identified above:

The Rooty Hill

Eastern Road, Rooty Hill
Database entry number 5054842

The Rooty Hill is of State heritage significance as a remnant of one of the four Government Depots and stock farms first selected by Governor King in 1802 and further developed by Governor Macquarie after 1810. Under Macquarie, Rooty Hill Depot and stock farm developed as the second most important of the stock farms in colonial NSW. It functioned to provide an important reserve food supply for the colony during its establishment when it frequently faced crop failures, drought and other difficulties. The stock farm also enabled the government to control livestock prices and so prevent exploitation of the market by private graziers and contributed to the establishment of colonial breeding herds. An open stone artefact scatter has been located on the site indicating the site's potential as a research resource for Aboriginal history in the area. The hill also has significance to the Aboriginal community as a post contact camping and meeting place for those travelling over the Blue Mountains and into Parramatta and Sydney.



Figure 4

Image towards the east of Church Street, with the subject site on the right and *The Rooty Hill* SHR site on the left
Source: maps.au.nearmap.com

Pioneer Memorial Church

Rooty Hill Road South, Rooty Hill
Database entry number 1140120

The church is built on land donated by Charles McKay. Originally a Baptist Church, it was acquired for the local Presbyterian community by James Angus, McKay's successor as owner of the Minchinbury estate. The church is an important and long standing religious centre in Rooty Hill.



Figure 5

Image of Rooty Hill Road South, towards the subject site to the south, and the *Pioneer Memorial Church* on the left, which is within *The Rooty Hill* SHR site. Note that the turn off to Church Street and the site are not evident
Source: maps.au.nearmap.com

Belvedere

116 Rooty Hill Road South, Rooty Hill
Database entry number 1140119

Belvedere is a good example of a Victorian Regency rural house featuring a symmetrical front and encircling bullnose verandah and one of a small number of surviving brick houses from the mid to late Victorian period in Western Sydney. The house has some potential to yield further information about construction date and methods through the protection of both the external and internal fabric of the place. The house has social significance through its association with the Lawson Family, particularly Dr Lawson who was one of the first doctors in the district.

Belvedere has an association of more than 80 years with the Lawson family, in particular with Dr George Lawson who was the only local doctor in Rooty Hill.



Figure 6

Image from Rooty Hill Road South of LEP listed *Belvedere*, with the dormer and verandah. Set back from the main road, it is not obvious from Rooty Hill Road, and would not be evident from the subject site
Source: maps.au.nearmap.com

Bungarrabee Homestead Complex - Archaeological Site

Doonside Road, Doonside
Database entry number 5051257

The Bungarrabee Homestead complex represents a rare, intact footprint of a very early farmstead including a main house, outbuildings and plantings. The remains, as defined by the heritage curtilage are considered to have State significance based on their historic, aesthetic, social and technical/research values.

The homestead has a strong association with settler John Campbell who arrived in the colony in 1821 seeking to increase his fortunes. Bungarrabee is a reflection of the ambition of Campbell, but also of other settlers who desired a new and prosperous life. The homestead is architecturally and aesthetically significant and contributed to the influence of the 'cottage ornee' style in the colony (Broadbent 1997:145). The homestead was also an important reminder of the social status of its owners with its "Italianate tower seen across paddocks from the Western Road,... as important an architectural landmark in the colony as Mrs Macquarie's Gothic forts on Sydney Harbour".

As a cultural resource, this complex is highly significant for the potential to yield information regarding the evolving pastoral and economic activities of an early homestead in the western region of Sydney. It has the potential to yield information regarding the initial construction and occupation of the homestead, the barracks, barn and other outbuildings. This resource has the potential to provide information relating to the domestic conditions and social status of early settlers, and the working life and conditions of domestic and farm assistants employed on this estate. (Austral Archaeology: June 2000)

Bungarrabee View Corridor

Steeltrap Drive, Doonside
Database entry number 1140291

Government Depot Site (former)

The Government Depot site has potential State significance for its association with Governor Macquarie and is certainly of regional significance as the former residence of the Superintendent of the stock farm. The site also has local significance through its association with early travellers and settlers in the district (HO).

The station at Rooty Hill was the next principal one to that at Camden for the grazing of the Government horned cattle and horses in the early 1800s. (Bertie, 1935).

OVERVIEW OF THE PROPOSED DEVELOPMENT

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre, designed by i2C Architects, at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

- Land uses, including retail (factory outlet), food and drink premises, amusement centre and indoor recreation facility;
- Building footprints, including basement, with a maximum height of 12m;
- A maximum GFA of 39,500m² at Lot 3 which will be staged as follows:
 - Phase A: 29,500m²
 - Phase B: 10,000m²
- Upgrade of Church Street for vehicular access, including traffic signals at the Church Street/Rooty Hill Road South intersection;
- Modifications to the Cable Place/Rooty Hill Road South/Site Access intersection; and
- Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to seek consent for a series of early works including:

- Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;
- Bulk earthworks within Lot 3; and
- Extension of the internal access road to connect to the basement car park.

The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall allocation of GFA and associated uses, relevant Concept Plan and the existing Design Guidelines.

This report is based on the Concept Plan prepared by i2C, shown in *Figure 7* below.



Figure 7
 Concept Plan of the subject site. Note *The Rooty Hill* SHR site is to the north of Church Street, and the location of the proposed retail factory building identified as '6' on the plan. Building No. 2 is the existing Neighbourhood Retail Centre
 Source: i2C Architects

THE NOMINATED VIEWPOINTS TO THE SUBJECT SITE

An assessment of the proposal requires an analysis of the subject site in relation to the heritage items in the vicinity. As such a survey of applicable viewpoints has been prepared by iC2 architects, with agreed locations as per *Figure 8*.

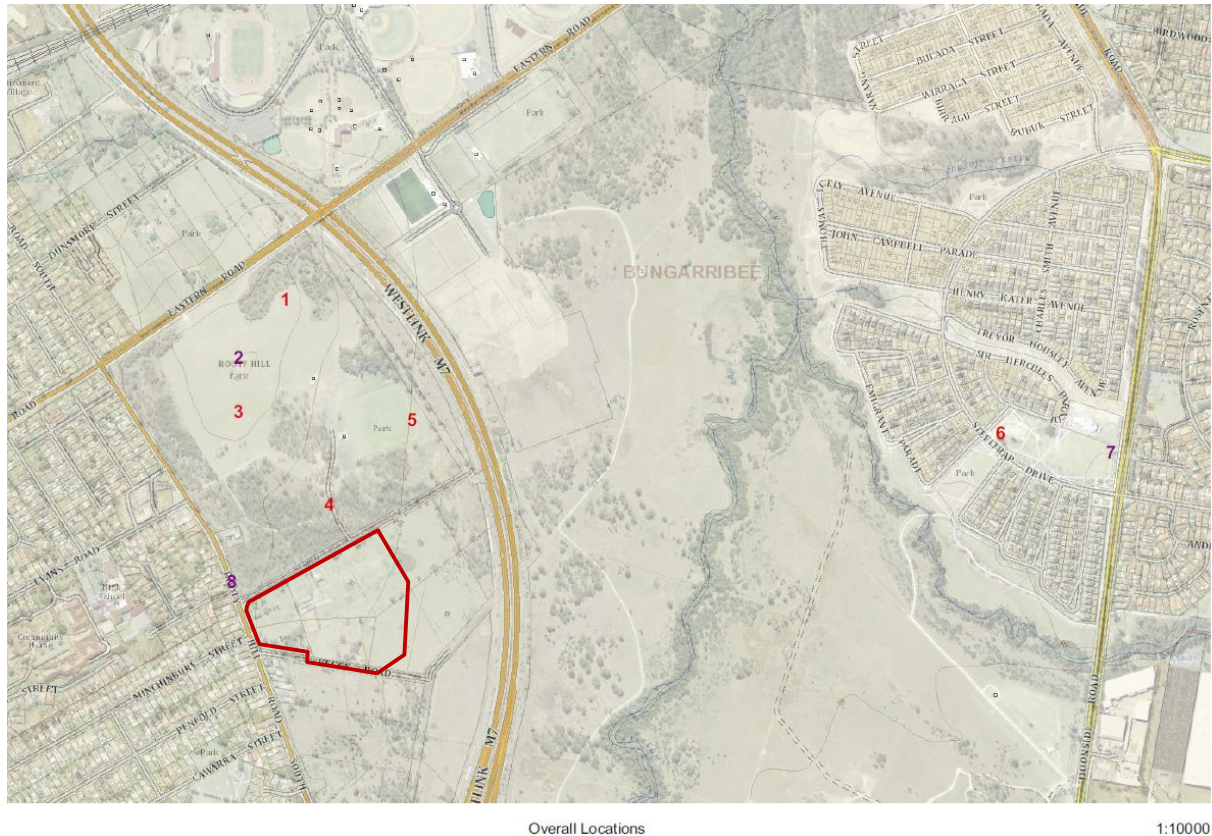


Figure 8

Aerial photograph showing the subject site, outlined in red, and the nominated viewpoint locations numbered one to eight

Source: maps.au.nearmap.com



Figure 9

Viewpoint 1: Image of location from the northern most area of *The Rooty Hill* SHR listed site, towards the south. The proposed development structure is outlined in yellow and it is evident that it cannot be seen due to the extent of tree cover

Source: iC2 Architects



Figure 10

Viewpoint 2: Image of location from the highpoint of *The Rooty Hill* SHR listed site, towards the south-east. The proposed development structure is outlined in yellow and it is evident that it cannot be seen due to the extent of tree cover

Source: iC2 Architects



Figure 11

Viewpoint 3: Image of location from lower down the hill from Viewpoint 2 of *The Rooty Hill* SHR listed site, towards the south-east. The proposed development structure is outlined in yellow and it is evident that it cannot be seen due to the extent of tree cover, and likely to be less evident than Viewpoint 2.

Source: iC2 Architects



Figure 12

Viewpoint 4: Image location from near the south curtilage boundary of *The Rooty Hill* SHR listed site, towards the south-east. The proposed development site is becoming more evident, albeit through what is still quite dense tree cover. The proposed development is outlined in yellow and would only be partly seen through the trees

Source: iC2 Architects



Figure 13

Viewpoint 5: Image location from near the east curtilage boundary of *The Rooty Hill* SHR listed site, towards the south. The proposed development site is outlined in yellow and would not be evident from this viewpoint

Source: iC2 Architects



Figure 14

Viewpoint 6: Image location from *Bungarribee Homestead Complex - Archaeological Site*, towards the west with the proposed development site outlined in yellow, and which would not be particularly evident from this viewpoint

Source: iC2 Architects



Figure 15

Viewpoint 7: Image location from *Bungarribee View Corridor*, towards the west with the proposed development site outlined in yellow, and which would not be evident from this viewpoint

Source: iC2 Architects



Figure 16

Viewpoint 8: Image location from Rooty Hill Road South, towards the south east. St Agnes Avenue is on the right, and Church Street is further down, on the left. The proposed development site, outlined in yellow, would not be particularly evident from this viewpoint due to the density of tree cover. Note also that the yellow outline is setback from Rooty Hill Road and mitigates its visual presence along the roadway

Source: iC2 Architects

ASSESSMENT OF THE ARCHITECTURAL CONCEPT

The key heritage issues that have been identified in this initial response to the Concept Plan proposal are as follows:

- The identified heritage sensitive area is located to the north of the subject site, in the direction of *The Rooty Hill*. Refer to *Figure 8*, locations 1 to 5, and 8. Heritage Items located at 6 and 7 are of such a distance, as well as to the other side of the M7 freeway, that viewpoints to and from this direction will have very little potential adverse impact.
- Viewpoints 6 & 7 do not rise above the distant escarpment, in the direction of the Blue Mountains. Similarly, Viewpoint 8, to and from the Pioneer Memorial Church is limited by the parkland of *The Rooty Hill* (*Figure 5*).
- The proposed Concept Plan has located the factory outlet building to the south of the site, which relates to the completed Stage 1 development, and importantly, away from *The Rooty Hill* heritage site.
- The factory outlet building is limited to a single storey envelope, and thus minimises the profile of the development within the landscape and viewpoints from heritage items.
- The incorporation of a minimum, 10 metre landscaped buffer zone along the north, Church Street boundary of the site, as well as a park presentation to Rooty Hill Road South, mitigates the potential visual impact of the proposed building towards *The Rooty Hill* SHR site to the north, and Rooty Hill Road South.

In consideration of potential heritage impact on the listed items in the vicinity of Lot 3, Rooty Hill Road South, Eastern Creek, the Concept Plan to date, including landscape mitigation, is an approach that can be supported by GBA Heritage as having an acceptable heritage impact. Further visual and design assessment will be a part of a future SSDA for the site, with elevations and detailed design development for the submission.

Yours faithfully
GBA HERITAGE PTY LTD



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